

\$635,000 - 12815 Merial Pass, Panama City

MLS® #1009350

\$635,000

5 Bedroom, 4.00 Bathroom, 3,199 sqft
Detached Single Family on 0.48 Acres

LAKE MERIAL, Panama City, FL

SELLER NOW OFFERING \$10,000 IN BUYER INCENTIVES! Seller is offering up to \$10,000 toward Buyer's closing costs, interest rate buy-down, and/or other allowable expenses -- PLUS a one-year home warranty! Take advantage of these valuable incentives and make your move with less out-of-pocket expense at closing!

Welcome to 12815 Merial Pass, a two-story brick home located in Phase I of the highly sought-after gated Lake Merial community, where timeless architecture, spacious living, and resort-style outdoor amenities come together to create an exceptional place to call home. Situated on a nearly half-acre corner lot with picturesque views of beautiful spring-fed Lake Merial, this impressive residence offers approximately 3,199 heated and cooled square feet, including 4 bedrooms, 3.5 bathrooms, and a spacious upstairs bonus room that could easily serve as a fifth bedroom, media room, playroom, or home office.

Built in 2014, this home offers outstanding curb appeal with its classic brick exterior, dimensional shingle roof, manicured landscaping, and fenced backyard. Inside, you'll find a thoughtfully designed floor plan featuring approximately 2,304 square feet on the main level and an additional 895 square feet upstairs.



Step through the front door into an inviting foyer, where a formal dining room welcomes guests on one side and a dedicated home office sits on the other. Throughout the home, elegant crown molding, neutral finishes, engineered hardwood flooring, luxury vinyl plank flooring in the downstairs bedrooms, and ceiling fans in every bedroom create a warm yet sophisticated atmosphere.

The spacious living room features beautiful tray ceilings and flows seamlessly into the open-concept kitchen, making it the perfect gathering place for family and friends.

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Designed with both function and style in mind, the kitchen offers abundant cabinetry, generous countertop space, and updated appliances, including a stove and dishwasher that are approximately two years old and a refrigerator that is approximately three years old. Just off the kitchen, a convenient half bath provides easy access for guests.

The primary suite serves as a relaxing retreat, complete with a tray ceiling and a well-appointed ensuite bathroom featuring dual vanities, a soaking garden tub, separate walk-in shower, and spacious walk-in closet.

Step outside and discover a backyard designed for enjoying the Florida lifestyle

year-round. Installed in 2022, the saltwater pool and attached hot tub create an incredible outdoor oasis for relaxing or entertaining. The pool is equipped with both a heater and chiller, allowing you to comfortably enjoy the water throughout every season. The fully fenced backyard also includes a storage shed, while a newer irrigation well helps efficiently maintain the lawn and landscaping while reducing water costs. New sod has recently been added to enhance the front yard's curb appeal.

Comfort is maintained throughout the home with dual HVAC systems, allowing separate climate control for both the upstairs and downstairs living areas.

Upstairs you'll find a massive bonus room that offers endless possibilities and could easily function as a fifth bedroom, game room, media room, fitness space, or additional family room. An additional upstairs bedroom and full bathroom make this level ideal for guests, teenagers, or multigenerational living.

Living in Lake Merial means more than simply owning a beautiful home, it is embracing an exceptional lifestyle. Residents enjoy access to the community's stunning 300-acre spring-fed lake, where kayaking, paddleboarding, fishing, and electric-powered boating create endless opportunities for outdoor recreation. Three community lake access areas make enjoying the water effortless, while scenic walking trails, green spaces, food truck nights, neighborhood events, holiday celebrations, and golf cart-friendly streets foster a true sense of community unlike anywhere else in Bay County.

If you've been searching for a home that combines generous living space, timeless construction, resort-style outdoor amenities,

beautiful lake views, and one of Bay County's most desirable gated communities, this exceptional Lake Merial property is one you won't want to miss. Schedule your private showing today.

Built in 2014

Essential Information

MLS® #	1009350
Price	\$635,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,199
Acres	0.48
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	12815 Merial Pass
Area	27 - Bay County
Subdivision	LAKE MERIAL
City	Panama City
County	Bay
State	FL
Zip Code	32409

Amenities

Utilities	Electric, Private Well, Public Sewer, Public Water, Underground
Parking	Garage
# of Garages	2
View	Lake
Water View	Lake
Has Pool	Yes

Pool	Heated, In Ground
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Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Recessed Lighting, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Private Yard, Hot Tub, Sprinkler System, Yard Building
Lot Description	Corner Lot, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle
Construction	Brick

School Information

Elementary	Deane Bozeman
Middle	Deane Bozeman
High	Deane Bozeman

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	ERA Neubauer Commercial
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